

R22915-505-2790
R22915-505-3120
R22915-472-2780
R22915-472-3110

LONG PLAT NO. 183/00

Morningside Hill

LEGAL DESCRIPTION

LOTS 1, 2, 3, AND 4 OF ISLAND COUNTY SHORT PLAT NO. 515/95, R22915-489-2990 AS APPROVED MARCH 31, 1997, AND RECORDED APRIL 1, 1997, IN VOLUME 3 OF SHORT PLATS, PAGE 143, UNDER AUDITOR'S FILE NO. 97004364, RECORDS OF ISLAND COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 29 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN ISLAND COUNTY, WASHINGTON.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS SHORT PLAT NO. 515/95.

SURVEY REFERENCES

SHORT PLAT NO. 515/95 RECORDED IN VOLUME 3, OF SHORT PLATS, PAGE 143, AUDITOR'S FILE NO. 97004364, RECORDS OF ISLAND COUNTY, WASHINGTON.

EQUIPMENT & PROCEDURES

EQUIPMENT USED: ELECTRONIC TOTAL STATION
METHOD OF SURVEY: FIELD TRAVERSE
SOKKIA-LOCUS GLOBAL POSITIONING SATELLITE SYSTEM
TOPCON GTS3b TOTAL STATION.

DIRECTOR'S APPROVAL

This Plat conforms to the requirements of Subdivisions as established by Chapter 16.06, Island County Code, and is hereby approved this 22 day of March, 2004.

Phil Baker
Phil Baker, Director

ENGINEER'S APPROVAL

Examined and approved in accordance with RCW 58.17.160(1) and Chapter 16.01, Island County Code, this 22 day of March, 2004.

Richard Snyder
Richard Snyder, Island County Engineer

BOARD OF COUNTY COMMISSIONER'S APPROVAL

This plat conforms to the requirements established by chapter 16.06 of the ISLAND COUNTY CODE and Chapter 58.17 of the Revised Code of Washington and is hereby approved by the Board of Island County Commissioners this 22 day of March, 2004.

BOARD OF COUNTY COMMISSIONERS, OF ISLAND COUNTY, WASHINGTON.

William J. Byrd
William J. Byrd, Chairman, Commissioner

Mike Shelton
Mike Shelton, Commissioner, Member

Wm. L. McDowell
Wm. L. McDowell, Commissioner, Member

Elaine Marlow
Elaine Marlow, Clerk of the Board

3-22-04
Date

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RESTRICTIONS
No blocking, diverting, or other alteration of existing, natural, or approved man-made drainage ways is permitted without the prior approval of the Island County Engineering Department.

The vegetative buffer along the western boundary of Lots 2, 3 and 4 shall be preserved and maintained as a solid hedge at a minimum height of 8-10 feet to mitigate traffic light impacts on residences to the west of this subdivision. Any dead or dying vegetation within the hedge shall be replaced immediately, or if in winter, within the next planting season. If the hedge is in disrepair, destroyed, or is not functioning as a solid hedge as required as a condition of approval, the hedge must be repaired or replaced to serve the original intent.

Drywells shall be constructed for roof downspout systems down-gradient from bio-infiltration swales and infiltration ponds. The drywells shall be 4 foot diameter by 4 foot deep filled with washed drain rock for every 1000 sf of rooftop (or other impervious surface). The drywells shall have a minimum cover of 1 foot.

Direct vehicular access from Lots 1-24 to Woodard Road is restricted to the approved location shown hereon.

All lots, or tracts embraced in this plat are subject to and shall be sold only under the restrictive and protective covenants recorded in Volume 1091632, Page 1 under Auditor's File No. 1091632, records of Island County Washington.

This is to certify that on this 10th DAY OF March, 2004 before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned, personally appeared Shayne Thatcher, Vice-President, respectively of The WGS Group Inc., a Washington corporation, that they executed the foregoing instrument, an acknowledged said instrument for the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath signed that they are authorized to execute said instrument.

Robert J. Hallbauer
Robert J. Hallbauer
Notary public in and for the state of Washington,
residing at Longley
My appointment expires 9-1-2007

ACKNOWLEDGMENT
STATE OF WASHINGTON)
COUNTY OF Island) ss
This is to certify that on this 12th DAY OF March, 2004 before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned, personally appeared Shayne Thatcher, Vice-President, respectively of The WGS Group Inc., a Washington corporation, that they executed the foregoing instrument, an acknowledged said instrument for the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath signed that they are authorized to execute said instrument.

Kimberly A. Barrett
Kimberly A. Barrett
Notary public in and for the state of Washington,
residing at Dark Harbor
My appointment expires August 2004

ACKNOWLEDGMENT
STATE OF WASHINGTON)
COUNTY OF Island) ss
This is to certify that on this 12th DAY OF March, 2004 before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned, personally appeared Shayne Thatcher, Vice-President, respectively of The WGS Group Inc., a Washington corporation, that they executed the foregoing instrument, an acknowledged said instrument for the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath signed that they are authorized to execute said instrument.

Kimberly A. Barrett
Kimberly A. Barrett
Notary public in and for the state of Washington,
residing at Dark Harbor
My appointment expires August 2004

ACKNOWLEDGMENT

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COUNTY OF Island) ss

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Peggy L. Dougherty
Peggy L. Dougherty
Notary public in and for the state of Washington,
residing at Dark Harbor
My appointment expires 02/28/07

OWNER'S CONSENT

Know all men by these presents that the undersigned subdivider(s) hereby certifies that this Short Plat is made as THEIR free and voluntary act and deed.

Terry G. Morrison
Terry G. Morrison
Owner's Name Printed
L. SHAYNE THATCHER
Owner's Name Printed

Wayne M. Tierney
Wayne M. Tierney
Owner's Name Printed
Nellie K. Tierney
Owner's Name Printed

Mark Durey
Mark Durey
Owner's Name Printed
Mark Durey, President
Owner's Name Printed

Mark Durey
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Owner's Name Printed
Mark Durey, President
Owner's Name Printed

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Mark Durey, President
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OWNERS/APPLICANT: MORNINGSIDE HILL PARTNERSHIP
SWAN ENTERPRISES INC.
P.O. BOX 1329
FREELAND, WA 98249
THE WGS GROUP, INC.
P.O. BOX 1011
FREELAND, WA 98249

Morningside Hill

FINAL LONG SUBDIVISION
PLAT MAP
SHEET 1 OF 2

Island County

Washington

Thatcher & Morrison, Inc.
P.O. box 1011
1796 E. Main Street, Suite 105
Freeland, Washington 98249
360-331-7393 Fax 360-331-7394

D | C | G
INCORPORATED

DAVIDO CONSULTING GROUP, INC.
Civil Engineering Services

FOR: MORNINGSIDE HILL PARTNERSHIP
SCALE: 1" = 60'
APPROVED BY: LST/JCM
DRAWN BY: JCM/RLS
F.B. NO.
DATE: 6-26-00

SHAYNE THATCHER
REGISTERED
PROFESSIONAL LAND SURVEYOR
EXPIRES 9/13/07

Island County Auditor

BLOCK 2

R22915-505-3120
R22915-472-2780
R22915-472-3110

LEGAL DESCRIPTION

OF THE WILLAMETTE MERIDIAN

SITUATED IN ISLAND COUNTY, WASHINGTON

BASIS OF BEARING

515/95.

515/95.

SURVEY REFERENCES

ISLAND COUNTY, WASHINGTON.

EQUIPMENT & PROCEDURES

TOPCON GTS3b TOTAL STATION.

LEGEND

- DENOTES 1/2" REBAR & CAP (TMI LS 28414) SET THIS SURVEY

SURVEYOR'S NOTES

2) ALL CURVE RADII ARE 25.00' UNLESS OTHERWISE NOTED



SEC. 15, TWP. 29 N., RNG. 2 E., W.M.

OWNERS/APPLICANT: MORNINGSID HILL PARTNERSHIP

FREELAND, WA 98249

FREELAND, WA 98249



Marcher & Morrison, Inc.

P.O. box 1011

1796 E. Main Street, Suite 105

11101010, Washington 20243
360-331-7393 Fax 360-331-7394



Civil Engineering Services

Civil Engineering Services

Seattle, WA 98115

Fredland, WA 98248

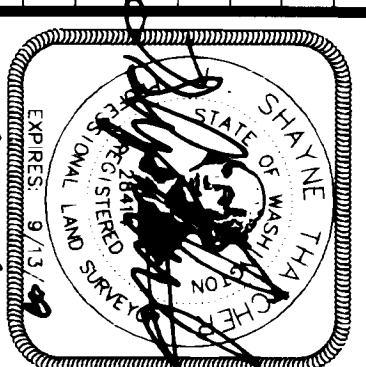
FOR: MORNINGSIDGE HILL PARTNERSHIP

SCALE: 1" = 60'

APPROVED BY: LST/JGM

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Morningside Hill

FINAL LONG SUBDIVISION

PIAT MAP

SHEET 2 OF 2

Island County

Washington